

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 702 SAN ANTONIO STREET FROM DOWNTOWN  
3 MIXED USE-HISTORIC LANDMARK-CONDITIONAL OVERLAY (DMU-H-CO)  
4 COMBINING DISTRICT TO DOWNTOWN MIXED USE-HISTORIC  
5 LANDMARK-CONDITIONAL OVERLAY (DMU-H-CO) COMBINING  
6 DISTRICT.  
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from downtown mixed use-historic landmark-conditional overlay  
12 (DMU-H-CO) combining district to downtown mixed use-historic landmark-conditional  
13 overlay (DMU-H-CO) combining district on the property described in Zoning Case No.  
14 C14-2012-0105, on file at the Planning and Development Review Department, as follows:  
15

16 Lot 4, Block 79, Original City of Austin according to the map or plat on file at the  
17 General Land Office at the State of Texas.  
18

19 locally known as 702 San Antonio Street in the City of Austin, Travis County, Texas, and  
20 generally identified in the map attached as Exhibit "A".  
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
23 established by this ordinance is subject to the following conditions:  
24

25 A. A site plan or building permit for the Property may not be approved, released,  
26 or issued, if the completed development or uses of the Property, considered  
27 cumulatively with all existing or previously authorized development and uses,  
28 generate traffic that exceeds 2,000 trips per day.  
29

30 B. The following uses are prohibited uses of the Property:  
31

Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Counseling services	Service station
Exterminating services	Funeral services
Financial services	Guidance services
Local utility services	Outdoor entertainment

Pawn shop services  
Telecommunications tower  
Drop-off recycling collection facility

Residential treatment  
Restaurant (limited)

- 1  
2 C. The maximum height, as defined in City Code, of a building or structure on the  
3 Property may not exceed 70 feet.  
4  
5 D. A minimum 15 foot wide building setback is required from the right of way off  
6 San Antonio Street.  
7

8 Except as specifically restricted under this ordinance, the Property may be developed and  
9 used in accordance with the regulations established for the downtown mixed use (DMU)  
10 base district, and other applicable requirements of the City Code.  
11

12 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2012.  
13

14 **PASSED AND APPROVED**

15  
16 §  
17 §  
18 \_\_\_\_\_, 2012 §  
19 \_\_\_\_\_  
20 Lee Leffingwell  
21 Mayor  
22

23 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
24 Karen M. Kennard Shirley A. Gentry  
25 City Attorney City Clerk

